



**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING**  
**CITY HALL BUILDING, 2 CIVIC CENTER PLAZA**  
**2<sup>nd</sup> FLOOR, COUNCIL CHAMBERS**  
**NOVEMBER 11, 2009**  
**3:00 P.M.**

**MINUTES**

The Capital Improvement Advisory Committee met at the above place and date.

The meeting was called to order at 3:08 pm. Chair Olivas present and presiding and the following committee members answered roll call.

**MEMBERS PRESENT:**

Ray Adauro  
Bobby Bowling, IV  
Charlie Wakeem  
Dan Olivas  
Mark Dyer  
Sal Masoud

**MEMBERS ABSENT:**

Richard Piñeda

**A G E N D A**

Mathew McElroy, Deputy Director for Planning, noted that there were no changes or revisions to the agenda.

1. Discussion and Action of the following:

- a. Review of CIAC responsibilities under the Texas Local Government Code to prepare the agenda for biannual meetings.

Nick Costanzo from the El Paso Water Utilities presented the semi-annual report. He noted that this report attempts to answer items a, b, and c on today's agenda. He summarized the responsibilities of the CIAC in an advisory capacity and noted that under the Capital Improvements Plan Status Report – Land Use Assumptions nothing has changed.

Mr. Bowling stated that he had previously requested that the Water Utilities provide backup to the committee at least a week prior to the meeting so that they can have enough time to review and be ready to make a recommendation. He feels this is too much information to review during the meeting and feels that he is not prepared to take a formal action at this time.

The committee members concurred with Mr. Bowling.

Mr. Costanzo agreed to provide backup to the committee at least a week prior to the meetings.

He noted that Exhibits three through five are forms that the EPWU wants to use to report back to the committee on the collection of impact fees.

Lupe Cuellar, Assistant City Attorney, noted that if platting took place prior to the adoption of the impact fees and also received a building permit a year after that date, fees could be assessed but not collected. Any plat submitted after the date of the adoption of impact fees, fees can be assessed and collected regardless of whether they get a building permit within that one year period or not.

Mathew McElroy, Deputy Director for Planning, noted that the city has a GIS layer that tracks what plat is submitted/approved in the moratorium period. As builders come in and pull a permit, one of the first things that staff reviews, either on the BP&I side or on the planning side, is whether or not that particular property is subject to impact fees. At the platting stage, staff will let the developer know, and there is also a note attached to the plat, that impact fees have been assessed for that plat. He noted that our department also has a walk-in service and pre-development conferences where staff can meet with the developers or builders who are interested in a particular piece of property and discuss zoning conditions, if zoning conditions exist. Staff has already met with several people who are interested, particularly in multi-family subdivision rules and impact fees.

The committee requested that an item be placed on the next CIAC agenda concerning the possibility of the City giving the developer some kind of credit as part of a 380 agreement.

The issue came up of not getting charged for a meter hook-up for a park that is being dedicated to the city.

Ms. Cuellar will look at the ordinance that was adopted to see if there is such a provision, but if not, then the committee should take an amendment back to City Council. She will report back to the committee at the next meeting.

Felipe Lopez from the EPWU gave a brief power point presentation and noted the different areas in the city that will be developed during the next four to six years and during the next seven to ten years.

The committee requested that the maps be keyed to the water system improvement plan projects so that it will be easier to follow. Mr. Lopez agreed to scan this information and e-mail it to the committee members.

A draft letter for the city to consider regarding what type of report the committee would send to council was distributed.

- b. Report, review, and update of El Paso Water Utility rule changes concerning impact fees.
- c. El Paso Water Utility report and update on sharing of service availability map

## 2. Approval of the minutes for the CIAC meeting of April 29, 2009

Kelly Sorensen, President of the El Paso Association of Builders, noted that the US economy is suffering because of less homes being built. Major cities all over the US are looking for solutions to this problem. For example, cities like San Antonio, Texas, are suspending the impact fees charged. El Paso is worse than the rest of the country because of the commitment made to BRAC. El Paso is looking at housing for approximately 50,000 people coming in with BRAC. The military has requested 8,000 homes to be built in El Paso but as of today we have no cost effective ways to implement the building of these apartments in part due to the impact fees. We are currently looking for programs that will partner with the local, state, and federal government that will help create the growth and the building of apartments and homes for El Paso. It's the El Paso Association of Builders strong recommendation to suspend the imposition of the impact fees for twelve months due to the poor state of the building industry. She noted that Congress overwhelmingly voted the extension and the expansion of the tax credit and that is prove that the economy is being stimulated. It seems that every city is trying to stimulate the economy with the exception of El Paso.

Ms. Cuellar noted that there is a state statute that would prohibit the extension and expansion of the tax credit. Once they are adopted, the statute specifically has timelines as to when they have to be assessed and collected.

Mr. McElroy noted that staff received guidance to put together something along the score card like San Antonio or Austin. Staff has been crafting a score card that also includes historic districts and incentives for developers to do infill projects as well. Bill Lilly, Director for Community Development, is taking the major lead.

The committee requested that the minutes also be given to them in advance, prior to the meeting.

**ACTION:** Motion made by Mr. Bowling, seconded by Mr. Adauto, and unanimously carried to **POSTPONE ITEMS 1(A), 1(B), 1(C), AND ITEM 2 TO THE NEXT CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING OF NOVEMBER 18, 2009.**

Motion passed.

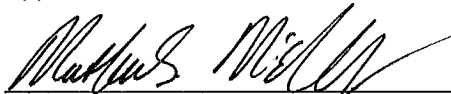
The next annual CIAC meeting was tentatively scheduled for the first week in March, 2010.

The next meeting date was set for Wednesday, November 18, 2009, at 3:00 pm., location is still pending.

### 3. Adjournment

Motion made by Mr. Wakeem, seconded by Mr. Dyer, and unanimously carried to adjourn the Capital Improvement Advisory Committee meeting at 4:12 pm.

Approved as to form:



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Mathew McElroy, Executive Secretary, City Plan Commission